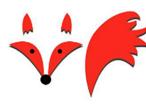


REF 1528

Villas Fox
Established 2014
(0034) 965 720 198



LOS PINOS, MIRADOR DE SAN MIGUEL, 2-BEDROOM, 2-BATHROOM GROUND-FLOOR APARTMENT WITH TERRACE WITH EXCELLENT WEST-FACING VIEWS

139,000€



Town (municipio)	Zone (zona)						Size m2	Plot (parcela) m2	Comm Fees (gastos com)	Year (año)	Kwh /m2 año	KgCO2 /m2 año
San Miguel de Salinas	Mirador de San Miguel	2	2			W	93	110	468 € p.a.	1997		

Villas Fox S.L. C/Pablo Picasso, 7, 03193 San Miguel de Salinas, Alicante

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AMENITIES AND FEATURES

<ul style="list-style-type: none">✓ 15 minutes drive to beach✓ Direct listing with Villas Fox✓ Exclusive to Villas Fox clients✓ For all our properties, buyers must have legal representation (lawyer)✓ Great views✓ Near golf courses✓ Partially-furnished (some items are not included - please ask for more details)✓ Space in the kitchen for a dining table✓ Terrace	<ul style="list-style-type: none">✓ 2 airports within 45 minutes drive✓ Electric Hot Water✓ Fibre-optic internet available in this area✓ Galeria (utility room)✓ Ground floor✓ Near schools✓ Separate dining room✓ Store room✓ West-facing
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DESCRIPTION

{loadmoduleid 580} This recently-modernised ground-floor apartment offers 2 bedrooms, 2 bathrooms, utility area, dining room and terrace with fantastic views! The layout is very original, so we have included a floor plan to allow you to fully appreciate the interesting distribution of rooms. Los Pinos is a quiet urbanization but with great access both to local towns and beaches. We are delighted to be able to offer our clients this quirky and delightful property, which many will find irresistible we are sure! Although the development does not have a communal pool, the town pool of San Miguel is a short drive away, as are plenty of other pools and beaches you can use! Nature lovers are also well catered for, with the Sierra Escalona nature reserve which stretches for miles and miles very close by, where you can walk or mountain bike for hours! Located just 2.5 km (30 minutes walk or a 3 minute drive) to the church square in San Miguel de Salinas, in a very tranquil position between the Mirador de San Miguel and Ciudad de las Comunicaciones urbanizations. The Campoamor road is easily accessible and takes you on a beautiful country drive through citrus groves and past the golf courses of Las Colinas and Campoamor to the beach resort of Mil Palmeras, just 10km away (13 minutes in the car). Mil Palmeras is probably our favourite beach town and has some excellent restaurants, but then so does San Miguel, so it's sometimes difficult to choose. The shopping and leisure centres of Orihuela Costa (La Zenia Boulevard, La Fuente, Villamartin Plaza etc) are also a very short drive away. There is a fabulous restaurant called Pimientos located within the Los Pinos development, so only a very short walk of about 200 metres from your front door! All in all, this is a very exciting opportunity, just waiting for you so call Villas Fox today to avoid disappointment!

IMPORTANT INFORMATION

Please note that prices shown are exclusive of sales tax (in Alicante 10%, or 8% for Spanish buyers under the age of 35) and notary, registry and solicitor costs (typically 2,500-4,000 euros). If the property is a new-build (obra nueva) an additional 1.5% AJD tax is payable. All information given is a guide only. Properties can be reserved by payment of a reservation deposit, and signing of a reservation contract. Any furniture or electrical items included in the sale are sold as second-hand items without guarantee unless otherwise stated. The prices are INCLUSIVE of agent fees, ie the buyer does not pay an estate agency fee when purchasing with Villas Fox. We are proud members of APIAL (Asoci?cion de Agentes de la Propiedad Inmobiliaria y Agentes Inmobiliarios de la Provincia de Alicante) which is an official register of professional estate agents that are properly insured, qualified, experienced and fully legal, for your protection.